

Bere Regis Neighbourhood Plan Review (2019-2034)

DRAFT REGULATION 15 VERSION (APRIL 2026)

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Part 1: About this document



How the Neighbourhood Plan is organised

1.1 The Neighbourhood Plan is set out in five sections:

- **Part 1:** About this Document
- **Part 2:** Introduction and Background
- **Part 3:** Bere Regis Parish
- **Part 4:** Vision and Planning Policies
- **Part 5:** Monitoring

1.2 The Neighbourhood Plan is accompanied by the following appendixes[1]:

- **SE1:** Parish Plan + Action Points
- **SE2:** Strategic Environmental Assessment (SEA)
- **SE3:** Census 2021 Review
- **SE4:** Historic Environment Statement
- **SE5:** Conservation Area Appraisal
- **SE6:** Planning Designations + Policy Review
- **SE7:** Noise Impact Assessment
- **SE8:** Housing Site Evidence
- **SE9:** Areas of Local Green Space
- **SE10:** Modification Statement
- **SE11:** SEA Screening and Scoping Opinion

[1] These are available to download from bereregisparishcouncil.co.uk.

Glossary

- **BMEP**: Biodiversity Mitigation and Enhancement Plan
- **BRPC:** Bere Regis Parish Council
- **DC:** Dorset Council
- **DWT:** Dorset Wildlife Trust
- **LP**: Local Plan
- **Neighbourhood Plan (NP)**: Neighbourhood Development Plan, also referred to as just a Neighbourhood Plan.
- **NPPF:** National Planning Policy Framework (December 2024 Version)
- **NPR**: Neighbourhood Plan Review
- **PLP:** Purbeck Local Plan
- **SAC:** European Special Areas of Conservation
- **SANG:** Suitable Alternative Natural Greenspace
- **SNCI:** Sites of National Conservation Interest
- **SPD:** Supplementary Planning Document
- **SSSI:** Site of Special Scientific Interest

Acknowledgements

1.3 The photographs in this document were taken by Tony Bates and Roger Bates.

1.4 Dorset Council have provided invaluable support and endorsement throughout the review process.

1.5 Andrea Pellegram Ltd assisted Bere Regis Parish Council in the production of the review, and general support including with the Strategic Environmental Assessment.



Part 2: Introduction and background

Introduction

2.1 This Neighbourhood Development Plan (referred to hereafter as 'Neighbourhood Plan' or 'NP') has been prepared by the Bere Regis Parish Council ('BRPC') on behalf of its community. It sets out a vision and objectives for how the Parish of Bere Regis will develop from 2019 to 2034.

2.2 This document is an update ('review') to the Neighbourhood Plan 2019-2034 that was formally adopted ('made') on Tuesday 25 June 2019, following local referendum.

2.3 Following the adoption of the Purbeck Local Plan (2018-2034) on 18 July 2024, in addition to the updated National Planning Policy Framework ('NPPF') (December 2024) and other recent legislation, this review has been undertaken to ensure the Neighbourhood Plan remains compliant with the development plan.

2.4 Table 1 (right) illustrates the changes in Policy references between the original Neighbourhood Plan and this Neighbourhood Plan Review.

Table 1: Policy Reference Changes

Policy	Old Ref.	New Ref
Settlement Boundary	BR1	Removed
SANG	BR2	BR2
Groundwater	BR4	Removed
Noise Attenuation	BR5	BR3
Affordable Housing Tenures	BR6	Removed
Residential Development	BR7	BR1 (a-e)
North Street Employment	BR8	Removed
Community Facilities	BR9	BR4
Local Green Space	BR10	BR5

Why has a Neighbourhood Plan Review been prepared?

2.5 A Neighbourhood Plan is a tool that can be created by a local parish community to help shape development in their area. It can set out where new homes, shops, or community spaces should go, protect important green spaces, or set policies to influence the requirements of new development, such as infrastructure or design. It intends to give communities a stronger voice in planning decisions that affect them.

2.6 A Neighbourhood Plan must be compatible with national and local planning policies to be suitable for adoption, meaning it can't work against the wider policies set by the Local Council (in this case, within the Purbeck Local Plan) or National Government, or block development that is already supported. The Bere Regis Neighbourhood Plan works within the confines of those policies and adds local detail.

2.7 The Purbeck Local Plan 2018-2034 (adopted July 2024) identifies a housing requirement of 122 homes for Bere Regis. Consequently, a core aim of the Neighbourhood Plan Review is to ensure that these housing needs are met in a way that is locally appropriate. This is achieved by updating existing policies and housing allocations from the original Neighbourhood Plan, adopted 2019, to confirm that they remain deliverable, whilst ensuring sensitive areas including the Conservation Area are protected. This plan also removes four redundant planning policies, given they are no longer required.

2.8 This Neighbourhood Plan Review is not a fundamental rewrite, but rather an update to the existing plan to ensure that the policies remain relevant and effective, in line with national and local planning policy. Overall, this plan seeks to meet the needs of current and future residents while protecting and enhancing those features that contribute towards the character and essence of the parish.

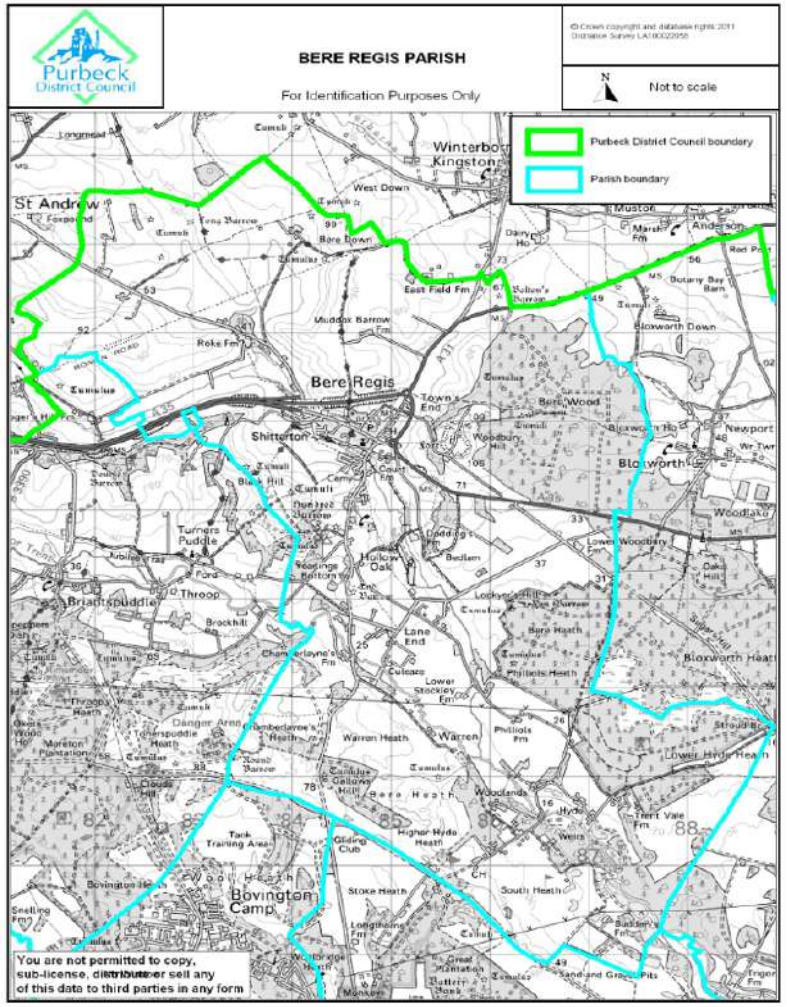
Neighbourhood Planning Area

2.9 This Neighbourhood Plan Review relates to the Parish of Bere Regis. The plan area was designated by Purbeck District Council (now Dorset Council) on 14th January 2014. The extent of the plan area is shown on Map 1.

Plan Period

2.10 The Bere Regis Neighbourhood Plan Review covers the period 2019 to 2034. This document is a review of the Neighbourhood Plan adopted in 2019 commenced in 2024, however, due to the nature of this review, the start of plan period remains 2019. This Neighbourhood Plan has been prepared in conformity with the Purbeck Local Plan 2018-2034 and NPPF. The original end date of 2034 has been retained so that the Neighbourhood Plan Review is fully aligned with the Purbeck Local Plan.

Map 1: Parish Boundary



Source: Dorset Council Website

Procedural considerations

2.11 Neighbourhood Development Plans (Neighbourhood Plans) were introduced by the Localism Act 2011 and enacted in the Neighbourhood Plan Regulations 2012.

2.12 There are several stages in the preparation of a Neighbourhood Plan and this version is only part-way through that process. As the draft plan progresses, the policies and proposals will be tested to ensure that they are suitable as a planning decision-making tool when finally adopted.

2.13 Neighbourhood plans must meet certain "basic conditions" and other legal requirements before they can come into force. These are tested through an independent examination before the Neighbourhood Plan may proceed to referendum.[2] Neighbourhood plans must be in general conformity with the strategic policies contained in the development plan that covers their area.[3] Neighbourhood plans should not promote less development than set out in the strategic policies of the Purbeck Local Plan or undermine those strategic policies.[4] The preparation of planning policies should be underpinned by relevant and up-to-date evidence.[5]

2.14 This previous stage of the Neighbourhood Plan Review's preparation sought confirmation from the Bere Regis community and other interested people and organisations that the updates are supported and necessary. The comments from the community have been reflected in this draft, where appropriate. Additionally, to confirm that the draft Neighbourhood Plan Review does not pose significant environmental concerns, an update to the existing Strategic Environmental Assessment has been undertaken in consultation with statutory bodies.

2.15 This updated draft has been submitted to the planning authority, Dorset Council, for them to undertake a second wider consultation on the updated draft plan and supporting documents. The plan will then be submitted to a Neighbourhood Plan

[2] National Planning Policy Framework, 38.
[3] National Planning Policy Framework, footnote 17.
[4] National Planning Policy Framework, 30.
[5] National Planning Policy Framework, 32.

Examiner to confirm it remains compliant with the Purbeck Local Plan and whether it has been prepared correctly.

Sustainable Development

2.16 Pursuing sustainable development is at the heart of the Planning System. The National Planning Policy Framework (NPPF) states that plan making and decision taking should be made with the aim of achieving sustainable development at a local level.

2.17 Sustainable development incorporates three inter-related components, namely; environmental, social and economic. It is the responsibility of the Local Planning Authority (LPA) to ensure that all three components are balanced effectively. Planning policies are the starting point for decision making and therefore it is essential that policies allow positive environmental, social and economic benefits in order to achieve a sustainable future. This means seeking improvements in the quality of our built, natural and historic environment as well as improving people's quality of life. From plans, there should be gains in building design, including the replacement of poor design with high quality design; increased biodiversity and amenity value within a locality; promotion of job opportunities through the protection of, and increase in employment space; protection from natural risks such as flooding, and; the provision of a balanced and high-quality housing stock.

2.18 The Bere Regis Neighbourhood Plan seeks to manage future development through the Parish in a positive and supportive way so that the community, and the structures which support it, are sustainable for future generations. It is intended that careful implementation of the policies will bring about an overall improvement in the quality of both the natural and built environments, as well as enhancing residents' well-being and overall quality of life. Overall, the Neighbourhood Plan Review seeks to promote sustainable development objectives as defined in NPPF 2024 para. 8.

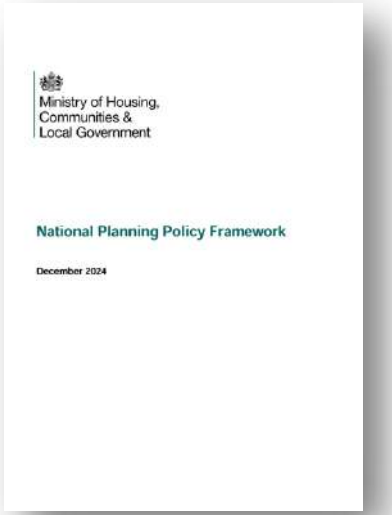
Policy	Social	Environmental	Economic
BR1a-e	✓		✓
BR2	✓	✓	
BR3	✓	✓	
BR4	✓		✓
BR5	✓	✓	

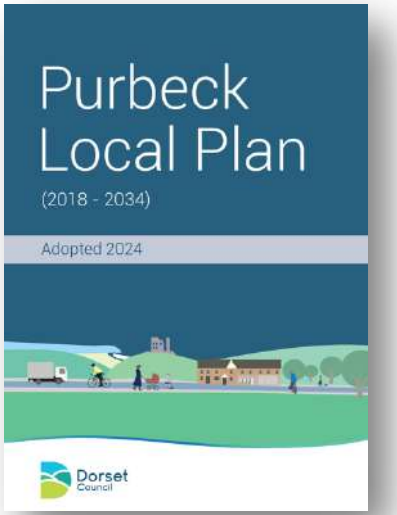
Scope of the Neighbourhood Plan Review

2.19 Neighbourhood Plans, like all planning policy documents, should be reviewed periodically to ensure they remain relevant and effective. Reviewing a Neighbourhood Plan allows communities to respond to changes in local circumstances, national and local planning policies, and to address any implementation challenges that may arise. There are different levels of review that can be undertaken, depending on the extent of changes required:

- Minor (Non-Material) Updates: These include factual updates, correction of errors, or minor clarifications that do not materially affect policies. These can be made with Local Planning Authority (LPA) approval and do not require consultation, examination, referendum.
- Material Modifications: Changes that affect the intent or operation of policies but do not significantly alter the overall nature of the plan. This requires consultation and independent examination but not a referendum.
- Substantial Modifications: Significant changes that introduce new policies, allocate additional sites, or materially alter the plan's direction. This requires full consultation, independent examination, and a referendum.

2.20 The objective of this Neighbourhood Plan Review is to update or remove policies to reflect the updated NPPF, new Purbeck Local Plan 2018-2034 (see links below) and new legislative requirements since the original Neighbourhood Plan was adopted in 2019. No new policies are added. The Parish Council consider that the changes constitute as Material Modifications, requiring independent examination, but not a referendum. Detailed consideration of the changes (modification statement) is provided in SE10.





Planning Considerations

2.21 The Purbeck Local Plan ('PLP') 2018-2034 was adopted on 18 July 2024 and is relevant to planning decisions in the Purbeck legacy district (now part of Dorset Council). The PLP began preparation prior to the creation of the Dorset Council Unitary Authority, which is also preparing a Local Plan for the joint area. Until a Dorset Local Plan is adopted, the PLP will continue to guide planning decisions in the legacy Purbeck district.

2.22 The Purbeck spatial strategy is set out in Policies V1 and V2 of the PLP, which together focus on distributing new housing across existing settlements in sustainable, accessible locations, while recognising the constraints around many towns. Some green belt land will be released at Lytchett Matravers and Upton, and smaller sites will be used to spread growth across the wider area. Bere Regis is identified to deliver 122 new homes, contributing to Purbeck's overall housing needs up to 2034.

2.23 Planning applications for development in the Parish of Bere Regis will be determined in accordance with the development plan for the area, unless material considerations indicate otherwise. Neighbourhood Plans comprise part of the development plan and are intended to provide greater local detail than the local plan, and therefore are important when determining planning applications in Bere Regis Parish.

2.24 Because future development will be restricted to areas immediately around the village of Bere Regis it might appear that outlying and rural areas have not been given consideration in this plan. This is not the case. Such areas are already adequately covered by planning policies and guidance both at local and national levels. Consequently, we have not identified any need to replicate that advice or to provide any additional protection to those areas.

Part 3: Bere Regis Parish



Local Characteristics

3.1 The parish of Bere Regis at 3,319 hectares (8,201 acres or 12.81 square miles), covers a large geographical area, and includes the main settlement of Bere Regis plus the hamlets of Hyde, Bere Heath, The Warren, Chamberlaynes, Roke, Shitterton and Lane End.

3.2 The village of Bere Regis is situated in the Bere valley and lies on an important intersection between the main A35 and A31 roads. The C6 road runs south from the village to link with Wool, while the Winterborne Kingston road provides a link to Blandford Forum in the north. Immediately around the village are the hills of Bere Down, Woodbury Hill and Black Hill. From any of these viewpoints it is apparent that the most outstanding characteristic of the village is the way it nestles above the Bere Stream, with much of the village enjoying a southerly aspect.

3.3 The village stands at the gateway to the Purbeck region, with the entire parish enjoying outstanding countryside that is rich with natural beauty and diversity of wildlife. There is a strong sense of community with good use made of retail, sporting, leisure and worship facilities.

Figure 1: St John the Baptist Church, Bere Regis



Village History

3.4 The Historic Environment Statement (SE4) gives detail on the history of the parish and how it has evolved through time. The Statement suggests that there may have been a prehistoric settlement on the same site as the village. However, the existing village is thought to be of Saxon origin and flourished in the mediaeval period due to its royal patronage and the annual Woodbury Hill Fair. Sadly, very little architecture remains from the mediaeval period due to severe fires in the 17th, 18th and 19th centuries.

3.5 In 1981 much of the village was established as a Conservation Area. The extent of this designation is shown on Map 2. The Conservation Area covers the older parts of the village together with the hamlet of Shitterton, which still retains a somewhat separate identity. In 2002 a Conservation Area Appraisal (SE5) was produced by Purbeck District Council, which documents the important architectural features of individual buildings, and describes the vernacular styles apparent within the village. This appraisal provides supplementary planning guidance that will be used in determining planning applications. Another important feature of the village are the back lanes that link principal streets with the surrounding countryside. These green lanes are of historical importance and add much to the character of the village.

3.6 Housing - Until after the First World War, most housing was provided by the surrounding estates, often under service agreements including agricultural tenancies. From 1938 onwards, the village benefited from new housing development, mostly council owned, together with commercial developments. The residential developments include:

- Southbrook begun in 1938/39, finished in 1945/49, about 20 properties.
- Sitterton Close begun in 1939/40, finished in 1945/46, 12 properties.
- Egdon Close completed in 1945/47, 24 properties.
- Green Close completed 1949/51, 32 properties.
- Southmead completed 1968/69, 19 properties.
- Boswells Close 1966/71, 17 properties.
- Manor Farm Road, Old Barn Road and Elder Road, all date from the late 1970s

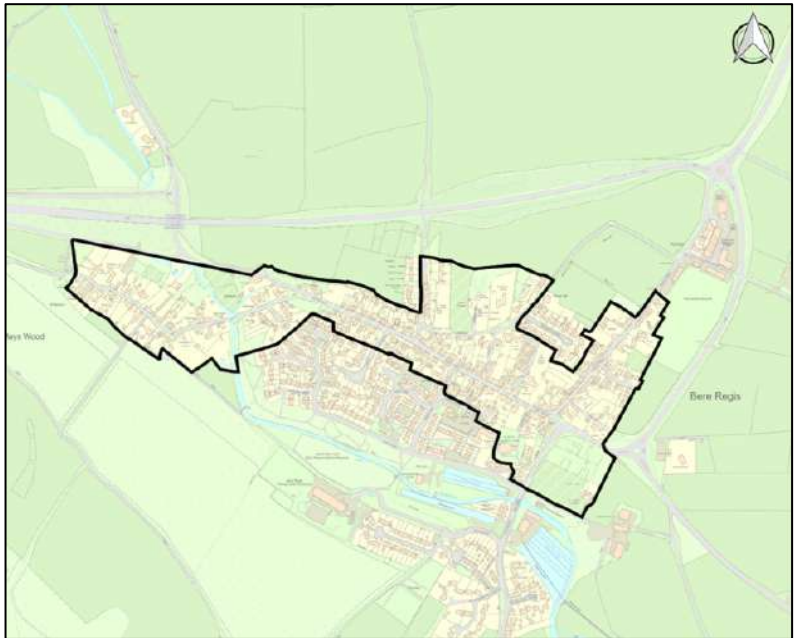
- Turberville Court provides sheltered housing and also dates from the 1970s
- Cyril Wood Court, a retirement home for artists, opened on the north side of West Street in 1976.

3.7 The 1980s saw a reduction in the provision of new public housing, with encouragement for market housing. This resulted in the housing estate being developed at the western end of Elder Road together with its two satellite roads, Stanbarrow Close and Bitchams Mead. There have also been developments at Kingsbere Court and Woodbury Court, together with individual houses built on infill sites around Snow Hill and in Shitterton. White Lovington was developed in the 1990's, while Griffins Gardens, a mixed development site of 18 houses off North Street, was completed in 2008 and Springrove to the west of North Street was completed a few years earlier.

3.8 The advent of 'Right to Buy' in 1980 saw much of the publicly owned housing move into private ownership, with Housing Associations becoming the landlords of former council properties.

3.9 Thus, the 20th century saw considerable new development within the village but, with the exception of relatively small developments off the C6 road such as White Lovington, development has largely been confined to the north of Bere Stream. This development pattern has enabled the village to retain a compact appearance and has helped to protect the separate identity of Shitterton.

Map 2: Bere Regis Conservation Area



The Natural Environment

3.10 The parish of Bere Regis follows the path of the Bere Stream from the chalk downs in the north-west, through the sands and gravels around Bere Regis village, to the heathland in the south-east. This contrasting geology and varying land use provides an exceptional setting to the parish.

3.11 Woodbury Hill lies to the east of the village and is the site of an iron-age hillfort. In mediaeval times the hill became the site of the largest trade fair in the south of England. This fair terminated at the time of the Second World War. There are also fine views from Black Hill to the south of the village, while Bere Down to the north of the bypass also provides views across the area.

3.12 The chalk downland to the north of the parish remains in agricultural use as it has since mediaeval times. To the east of the parish is a large area of woodland, part ancient and part commercial, whilst the southern part of the parish includes significant areas of heathland. Locally the Bere Stream and River Piddle are fine examples of chalk stream habitats. Water from the chalk aquifers has supported the watercress growing industry for many years. All of these factors combine to provide exceptional diversity of landscape within a relatively small area.

3.13 The local countryside is particularly rich in areas of wildlife interest, with 5 Sites of Special Scientific Interest (SSSI) and 19 Sites of Nature Conservation Interest (SNCI) within the parish (SE6). Most of these sites are accessible from the network of footpaths radiating from the village. Apart from Bere Stream SSSI, SSSI sites are designated as European Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites (wetland sites of international importance). Black Hill is a popular walking area for locals and visitors and provides superb views to the north and the south. The hill is in private ownership but is managed by Natural England under a Countryside Stewardship Management Agreement. Work focuses on scrub management for the enhancement of a rare type of heathland habitat.

3.14 Dorset Wildlife Trust (DWT) own/manage two reserves in the parish - Higher Hyde Heath and Wild Woodbury. These support a wide range of heathland

habitats, ponds and woodland, with a variety of rare species. This site is an important habitat for several rare wildlife species including all six British reptiles, namely, the Sand Lizard, Slow Worm, Common Lizard, Adder, Grass Snake and Smooth Snake. The area also supports rare butterflies, such as the Silver-Studded Blue and Grayling; dragonflies, and rare plants such as Pale Heath Violet and Marsh Gentian.

3.15 Most of the SNCIs are on private land but one within the village is now the village nature reserve, owned by the Parish Council. This reserve includes much of Souls Moor, including part of the Bere Stream and associated woodland. There is a varied bird population including Kingfishers, Little Egret, Heron, and Sparrowhawk. There is a plant list of over 100 varieties that have been found across this area, including several rarities such as the Southern Marsh Orchid.

3.16 Woodland planting by Dr Brian May in 2013 across land to the south of the village, on what was originally Shitterton Farm, is creating another important wildlife area. Rides between the blocks of native trees are accessible to walkers. These areas already provide a good habitat for butterflies and other insects.

3.17 Since the adoption of the original Neighbourhood Plan in 2019, the Wild Woodbury Project, led by Dorset Wildlife Trust, has transformed a former agricultural site just outside the village into a rewilding initiative. A small part of the site functions as a Suitable Alternative Natural Greenspace (SANG) to help mitigate the recreational impacts of new housing development on nearby heathlands. The wider site is primarily focused on rewilding, supporting natural processes to improve biodiversity, water quality and carbon sequestration. The SANG element contributes towards mitigating the effects of residential development in the Purbeck area.

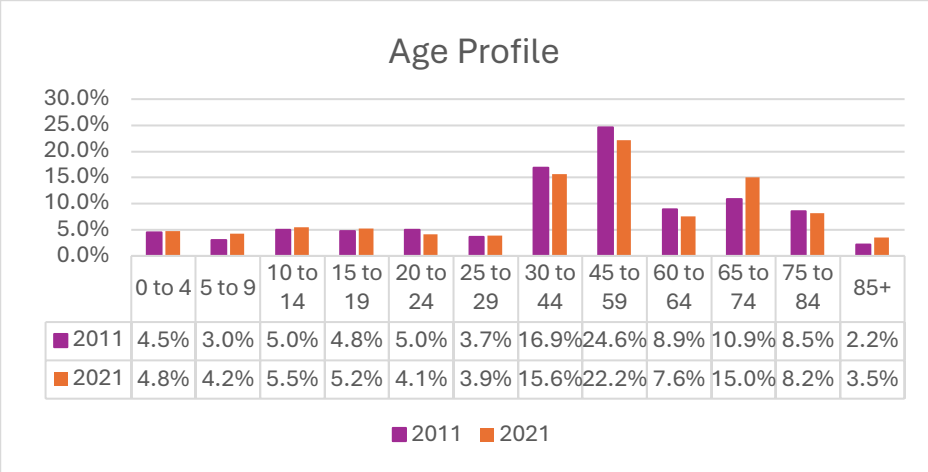
Figure 2: Skipper Butterfly, Souls Moor



Community Baseline

Population

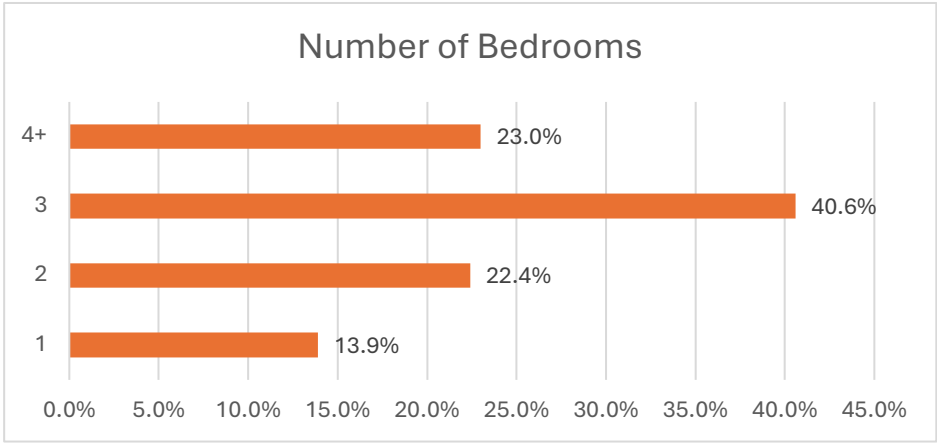
3.18 The population of Bere Regis, as of the 2021 Census, stands at 1,800, marking a slight increase from the previous decade. Since 2011, there has been a notable rise in the proportion of elderly residents, particularly those aged 65 to 74, while the number of children has remained relatively stable. This trend indicates a growing need for services catering to older people and challenges in retaining younger, working-age residents due to limited local opportunities (See Evidence Document SE3).

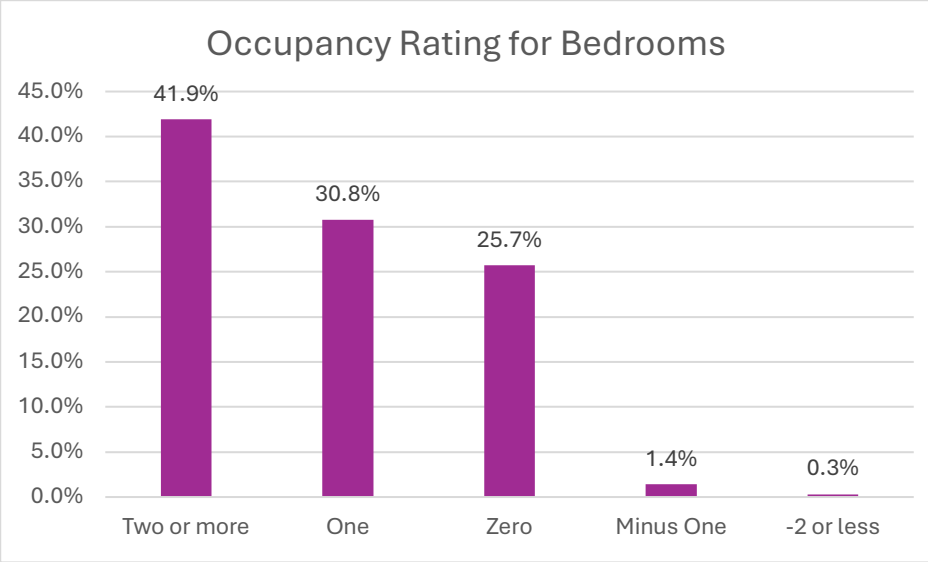


	0 to 4	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 44	45 to 59	60 to 64	65 to 74	75 to 84	85+
2011	4.5%	3.0%	5.0%	4.8%	5.0%	3.7%	16.9%	24.6%	8.9%	10.9%	8.5%	2.2%
2021	4.8%	4.2%	5.5%	5.2%	4.1%	3.9%	15.6%	22.2%	7.6%	15.0%	8.2%	3.5%

Housing

3.19 As of the 2021 Census, there are 790 households in Bere Regis. Two-thirds of homes are occupied by one or two people, but only a third of the housing stock comprises one- or two-bedroom homes, indicating a mismatch between household size requirements and housing availability. Most homes are three-bedroom properties, with the majority of households having at least one spare bedroom, and over 41.9% having two or more spare bedrooms. This data is based on standard Census measures of occupancy, which may not fully reflect changing household needs, including home working and modern expectations of space.





Roads, Travel and Transport

3.20 Bere Regis Parish Council has set up a neighbourhood car scheme to assist those with mobility problems or who are unable to rely on public transport. This service helps parishioners with travel to hospital and dental appointments, shopping, interviews, and transport to college. There are school buses that operate at either end of the school day during term time to take students to Lytchett Minster. Members of the public can use these buses for transport if space is available. There are also mini-buses that transport students from the village to some of the private schools in the area. Residents can access a range of services, including national rail services, in Dorchester.

Economy

3.21 According to the 2021 Census, the largest occupational group in Bere Regis remains those in managerial, administrative, and professional roles, reflecting 29.5% of the working population. This marks an increase from earlier estimates and is higher than the national average. There has also been a rise in professional occupations, which may correspond with an ageing population and increased levels of educational attainment within the parish. However, declines in skilled trade roles may reflect broader shifts in the local labour market and changing economic opportunities, including remote working.

Education

3.22 As of the 2021 Census, 30.1% of Bere Regis residents hold qualifications at Level 4 or above (equivalent to a Higher National Certificate or higher), slightly above the national average of 29.9%. Additionally, only 3.2%

of residents have no formal qualifications, compared to the national average of 6.4%.

3.23 Since work began on the original Neighbourhood Plan the primary school has moved to a larger site off Southbrook. This has freed up the old school site for re-development.

Facilities and Services

3.24 Bere Regis Parish, and in particular the village, enjoys a wide range of facilities and amenities, many of which are provided by voluntary clubs and associations. These contribute greatly to the quality of life enjoyed by residents and visitors. The central location of Bere Regis within the county, and its long history, together with the variety of facilities and rural amenities that are available, have created an excellent environment in which to live, work and play.

Emergency and Medical Services

3.25 The village is served by a dental practice and doctor's surgery, both of which are located centrally in the village. The Purbeck Local Plan highlighted a need for additional space at the local doctor's surgery. However, the current site is constrained by size so it is unlikely that substantial additional facilities could be provided on the existing site. The surgery is unlikely to move unless the number of registered patients can be increased. Bere Regis also supports one of three retained fire stations in the Purbeck area. There may be capacity for the fire station to re-locate to the Townsend employment site if the need or opportunity should arise.

Meeting Places

3.26 The village benefits from several small, long-established venues including the Drax Hall, Scout Hut, Sports Club and Golf Club, all of which can be hired for events. The Drax Hall is no longer fit for purpose, and this Neighbourhood Plan Review encourages provision of a replacement Community Hall.

Recreation

3.27 A range of facilities exist for recreation including the Sports Club, children's play area, youth shelter and kicking wall. The Golf Club and Shooting School at Hyde lie within the parish, while the Gliding Club sits on the parish boundary.

3.28 The area of recreation that should be provided within rural settlements has been assessed using the Fields in Trust standards online calculator. Based on a population of approximately 1,800 (2021 Census), the parish has a shortfall of equipped designated play space, with only around 0.1 hectares currently provided against a minimum requirement of approximately 0.25 hectares. These figures provide an indicative assessment and may change over time, including through provision as part of new development.

3.29 In addition, there is a good network of public and permissive rights of way that generally radiate from the village. These provide public access to much of the parish. A key opportunity exists to enhance connectivity by installing a footbridge over the A35, which would restore safe and convenient access along the SE6/1 bridleway severed by the construction of the bypass in 1982. The Parish Council supports the provision of additional open space for informal recreational and dog walking opportunities. Housing policies within this plan include opportunities for the provision of additional open space.

Other Services

3.30 Bere Regis enjoys various retail outlets, food outlets and public houses in the parish. These facilities not only help to meet the community's needs but also serve the tourist trade and contribute in many ways to clubs and societies. These are places where people meet; they display notices and adverts, and at times they are used as collection points for community questionnaires and feedback forms. All of these businesses depend on trade from local people, but also serve a wide area outside the parish, together with the seasonal tourist trade.

Southern By-pass Route

3.31 In 2004, the Purbeck Transportation Study considered options for a southern bypass to reduce traffic movements through the village, through provision of a link between the A35 (Poole Road) and the C6. Dorset Council identified a preferred route for the by-pass in 2009. Whilst Dorset Council do not anticipate the project becoming a priority in the lifetime of the current Dorset Transport Plan, it has not been deleted as a policy. Consequently, Bere Regis

Parish Council will continue to work with Dorset Council to find an acceptable route for a by-pass.

Part 4: Vision and Planning Policies



Vision

4.1 A vision is a core component of a Neighbourhood Plan, which sets out the long-term aspirations for the area and guides the policies that shape its future development.

4.2 The vision for the Bere Regis Neighbourhood Plan was originally developed through community consultation and adopted in 2019, covering the plan period from 2019 to 2034. As this review is intended to refine and update policies rather than fundamentally change the direction of the plan, it is considered appropriate to carry forward the existing vision without modification at this stage. This ensures continuity and provides a clear framework for the updated policies.

4.3 Should public consultation indicate that refinements to the vision are necessary, these can be considered as part of the review process. However, maintaining the existing vision helps to ensure that the Neighbourhood Plan Review remains focused on continuing to support sustainable development in line with national and local planning policy.

Our vision is to sustain a safe and lively parish community, centred on the village of Bere Regis.

To achieve this, our objectives are to:

- Facilitate the development of a sufficient quantity of new housing to meet local demand, with a range of affordable, shared ownership, and market properties.
- Ensure that new housing is designed to fit well with the local streetscape and blend with the vernacular architecture.
- Ensure that new developments integrate well with existing housing in order to maintain a strong sense of community.
- Support and sustain existing community facilities and services, including social, sporting and leisure facilities plus medical and emergency services. This plan also supports the provision of a new community hall and further recreational opportunities.
- Support existing and new employment opportunities in the parish.
- Protect and enhance our environment including support for local wildlife habitats, Local Green Spaces and public rights of way.

Housing

4.4 The Purbeck Local Plan (2018-2034) (PLP), adopted 18 July 2024, sets out the planning strategy for housing supply in the Purbeck area. For Bere Regis Parish, Policy V1 of the PLP acknowledges the allocations made in the original Bere Regis Neighbourhood Plan (2019), and states that these sites will enable approximately 122 new homes to be delivered in the parish over the plan period to meet the housing needs for the area.

4.5 Five development sites were chosen by way of a selection process and **these were allocated in the original Neighbourhood Plan published in 2019**. For this Neighbourhood Plan Review, the allocated sites have gone through a review process and it has been confirmed that the allocated sites remain suitable, available, and deliverable (SE8 and SE2).

4.6 Modifications have been made to the original Neighbourhood Plan housing allocation policy to ensure clarity and to add or update information where appropriate to reflect current circumstances.

Housing Mix

4.7 Given that Dorset Council commissioned a Housing Needs Assessment in 2021, the Neighbourhood Plan Review will not include a Housing Mix Policy and instead rely on the district-wide policies and evidence for housing tenure mix rather than seeking to define a specific tenure mix for the parish. A new Dorset-wide Housing Need Assessment was commissioned in 2026, which intends to supersede the 2021 version.

Design

4.8 Proposals are expected to deliver a housing density of approximately 30 dwellings per hectare. All development should be designed in keeping with the character of the area. In line with paragraph 130 of the NPPF, housing development should make optimal use of the site, with density determined on a site-by-site basis.

4.9 Applicants are encouraged to work closely with BRPC, parishioners and Dorset Council to consider development layouts and architectural styles before submitting planning applications for any of the sites. Sites that adjoin the Conservation Area or Listed

Buildings need to be designed sympathetically to reflect local architecture. Use of traditional materials will be encouraged.

4.10 Both the Old School site and White Lovington might accept more contemporary styling, although development on the old school site will be very visible from Rye Hill and, therefore, this site needs to be developed in a style and density that sits well with the village.

Parking & Access

4.11 The narrow medieval road layout in the Conservation Area of Bere Regis makes car parking a particular problem, with traffic congestion a regular occurrence, particularly in West Street, North Street, Butt Lane, Snow Hill and Tower Hill. New housing in the village will exacerbate congestion at peak traffic times. It is important, therefore, that new residential developments do not increase the parking load on the existing narrow streets. Consequently, this plan requires that each unit of housing in all the development areas be provided with adequate off-road parking spaces. The Parish Council expects:

- Vehicular access to the Back Lane site to be from West Street, subject to the agreement of National Highways and Dorset Council.
- Access to the Tower Hill site for construction and future parking will be from Barrow Hill, given a previous application on the site confirmed that access from Tower Hill would result in harm to the conservation area (see SE8).
- There will be no vehicular access to the residential site on North Street from the A35 roundabout. All parking is to be provided within the development to avoid on-road parking. Construction traffic might take access from the A35 roundabout subject to agreement with National Highways and Dorset Council.

Ecology

4.12 Habitats Regulations requirements must be met as set out in local and national planning policy. The residential development at Back Lane will need to provide a SANG as detailed in Policy BR2. All development proposals should aim to incorporate appropriate landscaping and wildlife features to support biodiversity. This will also help to create an attractive setting for the development, soften the visual impact of development against open

countryside and deliver a minimum 10% Biodiversity Net Gain, preferably on site or within the Parish.

Integrating Nature into Development

4.13 Policy E10 of the Purbeck Local Plan states that development proposals affecting biodiversity and geodiversity will be permitted if they protect and manage ecological features, mitigate disturbances to wildlife habitats, and enhance biodiversity where possible.

4.14 To complement the objectives of Policy E10, the Bere Regis Neighbourhood Plan Review introduces preferred biodiversity measures to be incorporated into development proposals to mitigate disturbance to sensitive habitats and species.

4.15 Bere Regis is home to a variety of bird species, including swifts, swallows, and house martins, as well as bat populations and key pollinators like solitary bees. The parish benefits from diverse habitats, including chalk streams, hedgerows, and woodland, which support these species. However, ongoing development will require measures to ensure these species are protected and their habitats enhanced.

4.16 To address this, site allocations and, where appropriate, windfall developments, are encouraged to contribute to biodiversity by incorporating features such as bird and bat boxes, bee bricks, and native tree planting. These measures, which can often be implemented at minimal cost, offer practical ways to mitigate disturbance to sensitive habitats and promote ecological connectivity. In addition, the introduction of Biodiversity Net Gain (BNG) under the Environment Act 2021 ensures that developments must deliver measurable improvements to local biodiversity, with enhancements either on-site or contributing to strategic initiatives including the Dorset Local Nature Recovery Strategy.

Nutrient Neutrality

4.17 Poole Harbour SPA/Ramsar is in an unfavourable condition due to excess nitrogen and phosphorus. In March 2022 Natural England advised local authorities that development proposals that have the potential to affect habitats sites such as Poole Harbour need to be carefully considered. Nutrient neutrality should be considered as a possible solution to mitigate nutrient impacts from development – essentially offsetting the increase in nutrients flowing into the catchment

area by reducing the amount elsewhere. In May 2024 Natural England confirmed that sewage treatment plant upgrades delivered through the Levelling Up and Regeneration Act will reduce phosphorus levels to meet the conservation objectives of the Poole Harbour SPA, with headroom for new development. Therefore, the requirement for new development to achieve nutrient neutrality with respect to phosphorus was removed, and nitrogen is the sole nutrient of concern in Poole Harbour.

4.18 Development which results in an increase in overnight accommodation, the intensification of agricultural practices or introduces industrial processes which discharge nutrients will have a likely significant effect on Poole Harbour SPA/Ramsar. For such development, a nutrient budget is calculated in order to work out the quantity of nutrients that need to be offset elsewhere in the catchment in order to achieve nutrient neutrality. Offsetting can be achieved either directly by the developer or through the purchase of third-party credits. There are two types of nitrogen credit available:

- temporary nitrogen credits: currently offered by Dorset Council, provide mitigation in the period up until 2030. These credits have been generated through short term changes in land use, which will result in reduced nitrogen inputs on the land and a decrease in nitrogen entering Poole Harbour.
- in-perpetuity nitrogen credits: offered by Natural England, and have been generated through changes in land use and management practices at sites within the Poole Harbour catchment.

Construction

4.19 The allocated development sites lie close to existing residential developments. Consequently, applicants and developers will be expected to introduce plans to minimise traffic and harm to amenity, and exercise due care and consideration to neighbours during the planning and construction phases on all sites. In particular, construction traffic routes should be carefully managed to prevent disruption, with access to the North Street site directed via the Shell Garage roundabout, and access to the Back Lane site restricted to the western end of the village. No construction traffic should move along West Street.

Flooding

4.20 The applicant will need to satisfy the Lead Local Flood Authority and Wessex Water that they have measures in place to address the impact of development on all forms of potential flooding.

Archaeology

4.21 Due to the rich history of the area, applicants will be required to contact the County Archaeologist to ascertain whether site investigations will be required on any of the sites, to record any undesignated assets that might exist.

Addressing the requirements of the Habitats Regulations

4.22 The Bere Regis Neighbourhood Plan area lies within the zone of influence of internationally designated European sites, including the Dorset Heaths SPA, SAC and Ramsar sites, and the Poole Harbour SPA and Ramsar site. These are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

4.23 New residential development may give rise to likely significant effects, particularly through increased recreational pressure on the Dorset Heaths, as well as impacts on air quality. Development within the Poole Harbour catchment may also contribute to increased nutrient loading affecting water quality.

4.24 Mitigation is provided through the strategic approach set out by Dorset Council. This includes the provision of Suitable Alternative Natural Greenspace (SANG), as secured through Policy BR2, and requirements for nutrient neutrality where applicable. Development proposals should also have regard to the Dorset Heathlands Planning Framework SPD and Interim Air Quality Strategy.

4.25 Where relevant, proposals must demonstrate that they would not result in an adverse effect on the integrity of European sites, either alone or in combination, in accordance with the Habitats Regulations.

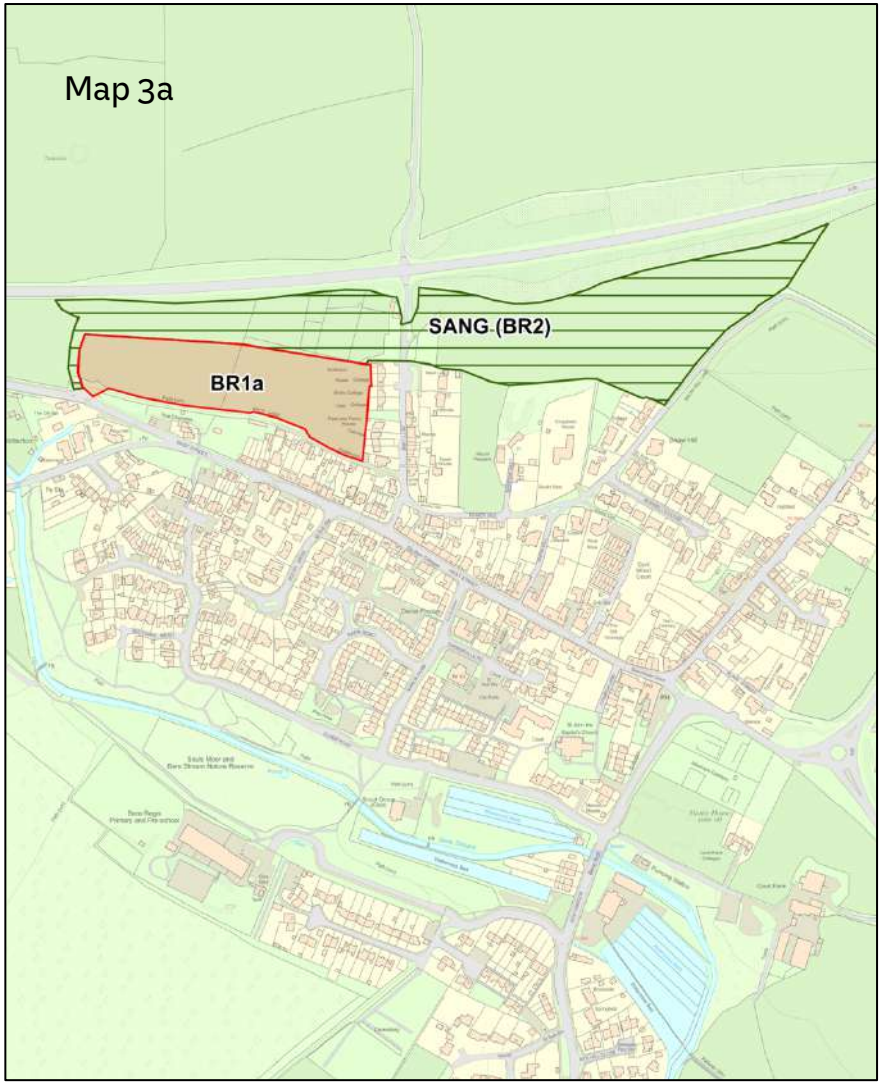
Map 3: Housing Sites

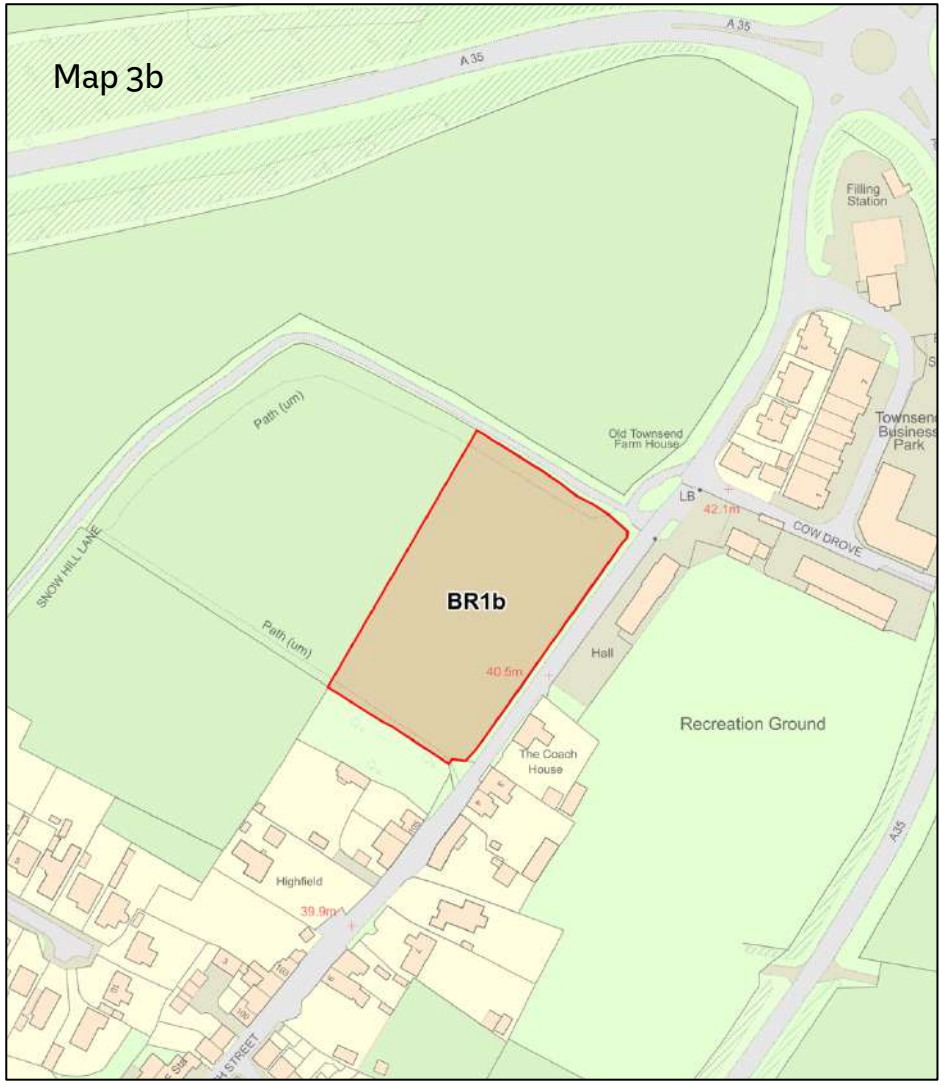


Policy BR1a: Back Lane

Land (approx. 1.8 hectares) is allocated for approximately 55 homes, subject to the following requirements:

- The proposal must adhere to Policies BR2 and BR3.
- Vehicular access only to be taken from West Street, near the junction with Roke Road. The access must be designed to protect Back Lane from damage, with Back Lane maintained as a Green Lane.
- The layout and building design should respect the adjoining Conservation Area.
- The applicant must demonstrate the proposal will not increase flood risk elsewhere, and that there is adequate wastewater capacity in place.
- The applicant must implement a Construction Traffic Management Plan, approved by Dorset Council, to minimise disruption to residents and ensure safe and appropriate routes are used. Construction traffic must enter and exit via the western end of the village, avoiding West Street.
- An informal recreation area will be provided.
- Opportunities to deliver nesting boxes (e.g. for swifts, swallows, or house martins), bat roosting features, bee bricks should be explored.
- Off-road car and cycle parking to be provided in accordance with Dorset-wide standards.
- The development will only be supported where it would not lead to an adverse effect upon the integrity, either alone or in-combination, directly or indirectly, on European sites.





Policy BR1b: North Street

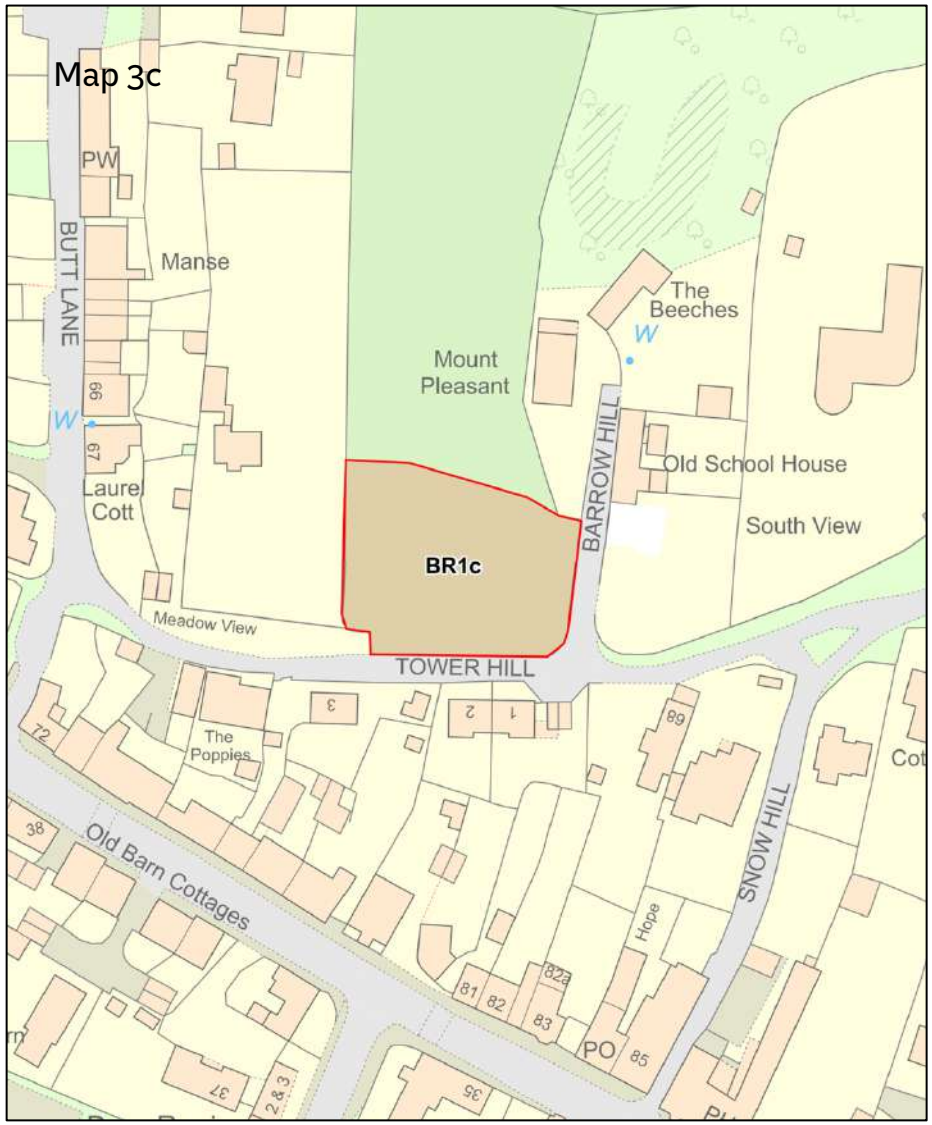
Land (approx. 0.6 Hectares) is allocated for approximately 12 homes, subject to the following requirements:

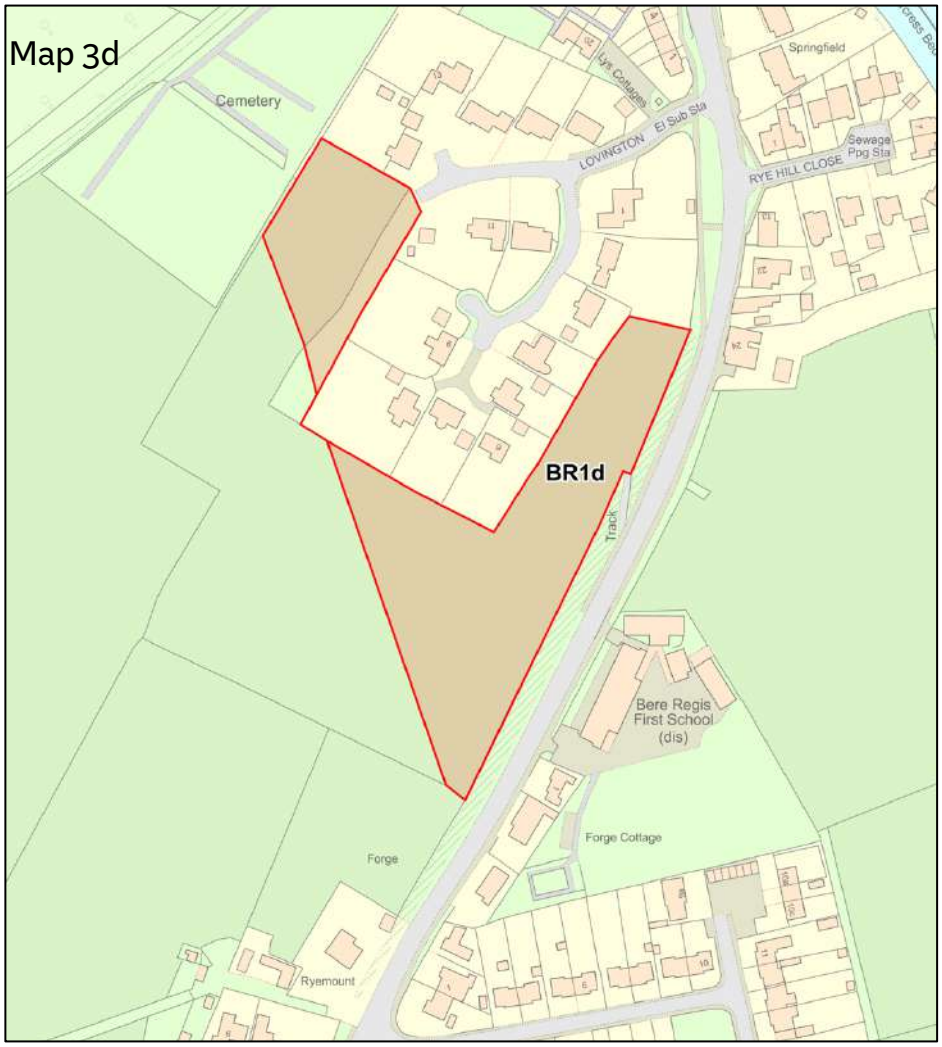
- Off-road car and cycle parking to be provided in accordance with Dorset-wide standards. The site will be developed to respect the prevailing local character. All parking must be provided within the development site.
- The layout and building design should respect the adjoining listed buildings.
- No development can take place until the applicant has demonstrated that the proposal will not increase flood risk elsewhere, and that there is adequate wastewater capacity in place.
- The applicant must implement a Construction Traffic Management Plan, approved by Dorset Council, to minimise disruption to residents and ensure safe and appropriate routes are used. Construction traffic entering and exiting the North Street site must do so via the roundabout at the end of North Street.
- Opportunities to deliver nesting boxes (e.g. for swifts, swallows, or house martins), bat roosting features, bee bricks should be explored.
- The development will only be supported where it would not lead to an adverse effect upon the integrity, either alone or in-combination, directly or indirectly, on European sites.

Policy BR1c: Tower Hill

Land (approx. 0.1 Ha) is allocated for 2 dwellings, subject to the following requirements:

- The layout and building design should respect the adjoining Conservation Area, and the amenity of neighbouring properties.
- Off-road car and cycle parking should be delivered in accordance with Dorset-wide standards.
- The applicant must demonstrate the proposal will not increase flood risk elsewhere, and that there is adequate wastewater capacity in place.
- The applicant must demonstrate how they will minimise disruption to residents and ensure safe and appropriate routes are used during construction and the lifetime of the development.
- Access will be provided via Barrows Hill.
- The bank and hedgerow along Tower Hill will be retained and enhanced to preserve local character.
- Proposals should include a physical barrier such as a hedgerow between the development and the remainder of the field.
- Opportunities to deliver nesting boxes (e.g. for swifts, swallows, or house martins), bat roosting features, bee bricks should be explored.
- The development will only be supported where it would not lead to an adverse effect upon the integrity, either alone or in-combination, directly or indirectly, on European sites.





Policy BR1d: White Lovington

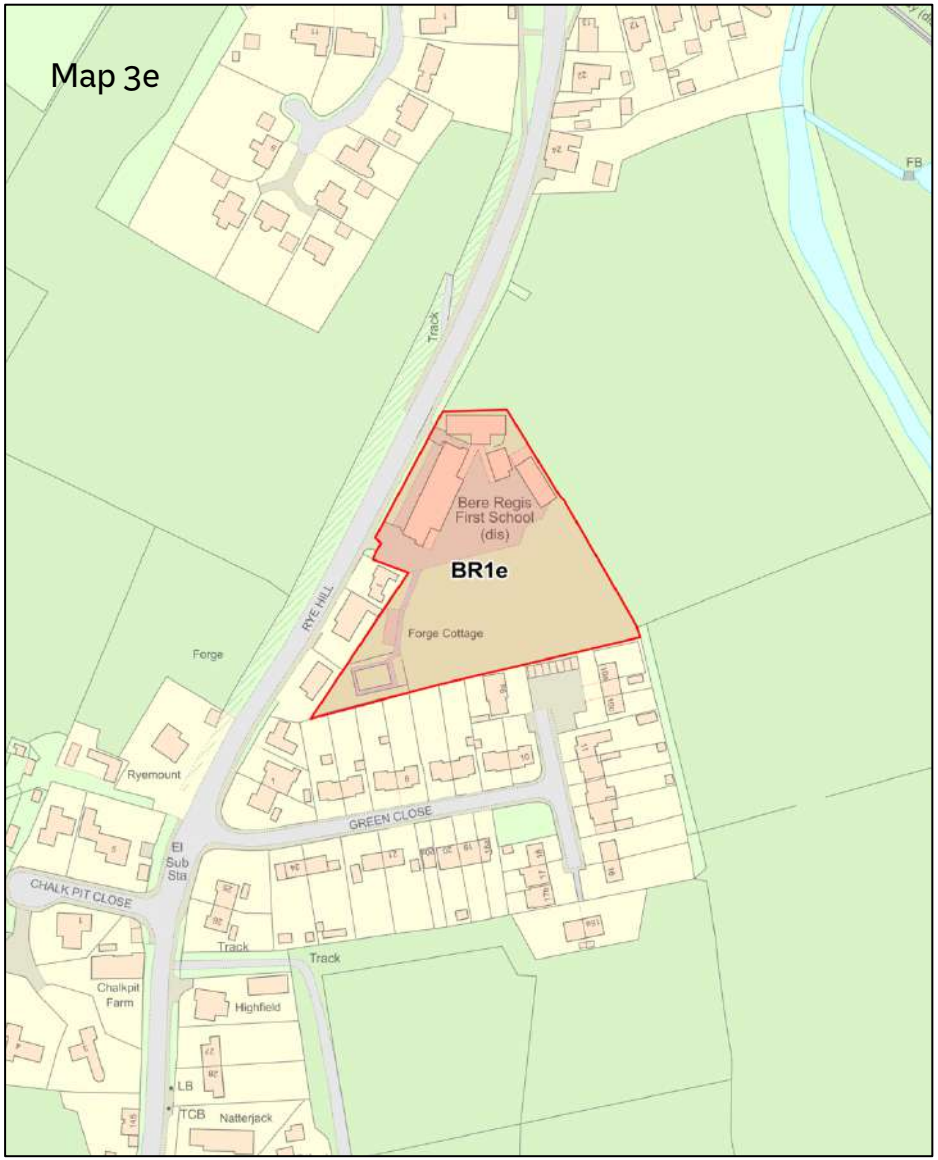
Land (approx. 1.0 Hectare) is allocated for approximately 17 homes, subject to the following requirements:

- Off-road car and cycle parking in accordance with Dorset-wide standards.
- No development to take place until the applicant can demonstrate the proposal will not increase flood risk elsewhere, and that there is adequate wastewater capacity in place.
- The applicant must implement a Construction Traffic Management Plan, approved by Dorset Council, to minimise disruption to residents and ensure safe and appropriate routes are used.
- Opportunities to deliver nesting boxes (e.g. for swifts, swallows, or house martins), bat roosting features, bee bricks should be explored.
- The development will only be supported where it would not lead to an adverse effect upon the integrity, either alone or in-combination, directly or indirectly, on European sites.

Policy BR1e: Former School Site

Land (approx. 0.7 Hectares) is allocated for approximately 23 homes, subject to the following requirements:

- Off-road car and cycle parking in accordance with Dorset-wide standards.
- No development to take place until the applicant can demonstrate the proposal will not increase flood risk elsewhere, and that there is adequate wastewater capacity in place.
- The applicant must implement a Construction Traffic Management Plan, approved by Dorset Council, to minimise disruption to residents and ensure safe and appropriate routes are used.
- The proposal should explore opportunities to include areas for informal recreation, in regonition of the shortfalls identified in para 3.27-3.29.
- Opportunities to deliver nesting boxes (e.g. for swifts, swallows, or house martins), bat roosting features, bee bricks should be explored.
- It shall be demonstrated that there will be no unacceptable harm to the amenity of existing neighbouring properties.
- The development will only be supported where it would not lead to an adverse effect upon the integrity, either alone or in-combination, directly or indirectly, on European sites.



Windfall Delivery Performance

4.26 The delivery of windfall housing in Bere Regis has contributed significantly towards meeting housing requirements set out within the Purbeck Local Plan (2018-2034) (see evidence document SE8). Between 2018 and the present, several windfall sites have been delivered, providing additional housing outside the allocated sites in the original Neighbourhood Plan. While the overall scale of windfall delivery has supported the Parish in achieving a sustainable housing trajectory, constraints such as nutrient neutrality requirements have posed challenges for delivering some developments. However, overall, windfall completions have demonstrated the capacity of the Parish to deliver housing that aligns with the spatial strategy outlined in the PLP.

Figure 3: Aerial View, Facing North East



Impacts on Wildlife

5.1 Purbeck has a wealth of biodiversity and geodiversity of international and national importance, such as heathlands. These sites are afforded statutory protection through specific legislation and are designated according to the habitats and species of interest. Species and habitats of local importance are identified within the Dorset Biodiversity Appraisal Protocol. Other local biodiversity interests lie within Sites of Nature Conservation Interest (SNCIs), Local Nature Reserves (LNRs), and habitats and species of principal importance to biodiversity, including Ancient Woodland and veteran trees.

5.2 Development proposals that might impact on habitats and species of European importance (SPAs & SACs) and RAMSAR Sites are subject to a Habitats Regulations Assessment (HRA) to determine what harm might be caused and if adequate mitigation has been proposed.

5.3 The Environment Act 2021 introduced a mandatory requirement for most developments to deliver a minimum of 10% Biodiversity Net Gain (BNG), with certain exemptions such as householder planning applications. This mandate necessitates establishing the ecological baseline of development sites to assess and guide enhancements, aiming for the net gain to be achieved preferably on-site or within the immediate locality. In addition, Dorset local nature recovery strategy has 13 nature recovery priorities which can be used to inform site design, and its local habitat map identifies high opportunity nature areas, with mapped potential activities suggesting what type of habitat creation or enhancement could be most beneficial in an area which can guide Biodiversity Net Gain (BNG) delivery. Further information available at: Nature recovery in planning and development: how Dorset's local nature recovery strategy works with planning - Dorset Council.

5.4 The Dorset Heathlands Planning Framework Supplementary Planning Document (SPD) states that planning authorities should consult Natural England about proposals for additional residential units within 400 metres of the Dorset Heaths, as this is the most sensitive area. The intention is that no net increase in

residential units should be allowed inside the 400m consultation area.

5.5 There is also a requirement for new residential and tourist accommodation developed between 400 metres and 5 kilometres of a Dorset Heath to provide mitigation for any adverse impact on the protected sites. Mitigation might be provided through the provision of additional open space and facilities to meet recreation needs and deflect pressure from heathland habitats; the provision of heathland support areas; heathland management including use of warden services; access and parking management measures; and use of green infrastructure.

5.6 The SPD provides guidance as to when a Suitable Alternative Natural Greenspace (SANG) might be required and what it needs to achieve. Generally, residential sites approaching 50 or more homes will require a SANG to mitigate the impact of new residential development on heathland. The final extent and design of a SANG needs to be agreed with Natural England and will be based on the guidelines in the Dorset Heathlands Planning Framework.

5.7 The Back Lane housing site is of sufficient size to require a SANG for mitigation. The SANG is intended to provide an alternative walking route, particularly for dog walking. The intention is to avoid damage to local heathland areas that might be caused by increased visitor numbers.

5.8 An 'in principle' agreement was reached between the main landowner and Natural England for a SANG to be provided along the north of the village, following the route of the bypass. This SANG is intended to encourage people from the new development to exercise and walk dogs locally rather than across the Black Hill SAC/SPA. The landowner will work with Natural England and the Parish Council to ensure residents are encouraged to use the SANG through distribution of advisory leaflets to all dwellings; information boards being provided along the route of the SANG, and; advice and updates being provided in the Parish Magazine.

5.9 The Wild Woodbury Project SANG, as referenced in the Purbeck Local Plan 2018-2034, provides mitigation for developments around the Poole Habour area. It does not cover the Back Lane development or other proposals in Bere Regis, which are mitigated through the provision of the dedicated SANG north of the village, as outlined below.

Policy BR2: SANG

A Suitable Alternative Natural Greenspace (SANG) of approximately 4.5ha will be created as identified on Map 3. The SANG must be available for use upon first occupation of the homes at Back Lane (see Policy BR1a). If bunds are formed (see Policy BR3: Noise Attenuation), these may be located in the SANG but must not adversely affect the function of the SANG.

5.10 Policy E9 of the Purbeck Local Plan includes additional protection of Poole Harbour Special Protection Area (SPA). Two main impacts are identified:

- Increased nutrient loading in the harbour arising from new development, requiring proposals to comply with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (or subsequent legislation), including measures to demonstrate nutrient neutrality where necessary.
- Disturbance to wildlife caused by increased recreational pressure in and around the harbour. Development proposals should include measures to avoid or mitigate impacts, including managing access to sensitive areas of the shoreline.

Figure 4: Buzzard, Souls Moor



Noise Attenuation

5.11 Noise attenuation must be provided to the north of the Back Lane site (Policy BR1a) in order to achieve appropriate noise levels in the new housing. The SE7 Noise Impact Assessment, commissioned by Bere Regis Parish Council and conducted by Impact Acoustics Ltd, evaluated existing noise conditions and mitigation measures for the proposed development at Back Lane in accordance with British Standards.

5.12 It is hoped that such noise attenuation measures could be designed to also benefit much of the existing village. The Parish Council's aspiration is to avoid un-necessary movements of construction traffic through the village and surrounding road network. One way of achieving this would be for excess soils and subsoils from the application site to be used within the SANG in the form of a landscaped noise attenuation bund.

5.13 The SE7 Noise Impact Assessment demonstrates that appropriate noise attenuation measures can achieve compliance with British Standard 8233:2014, ensuring internal noise levels do not exceed 35 dB LAeq during the day, 30 dB LAeq at night, and 45 dB LAmax at night, while outdoor remain below 55 dB.

Policy BR3: Noise Attenuation

Residential development at Back Lane (Policy BR1a) must provide appropriate noise attenuation. The SE7 Noise Impact Assessment demonstrates that appropriate noise attenuation measures can achieve internal and external noise levels in compliance with British Standard 8233:2014. The method of attenuation chosen for use can differ from SE7's recommendations provided it still complies with the British Standards 8233:2014 or such equivalent publication that supersedes it.

Community Facilities

5.14 Community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. Some of the community facilities and services available in the parish, such as the Dentist, Post Office, and the Sports Club, are shown on Map 4. As a key service village in the north-west Purbeck region, Bere Regis has a local centre for commercial, retail and community activities, which is defined with a boundary in the Purbeck Local Plan. However, the defined centre does not fully reflect the extent of such activity in the parish. To ensure the sustainability of Bere Regis and maintain its role as a key service village, this plan relies on Policy EE3: Vibrant town and local centres and Policy I7 Community facilities and services in the Purbeck Local Plan, which safeguards existing facilities and services, and ensures that new retail and community facilities and services are well located.

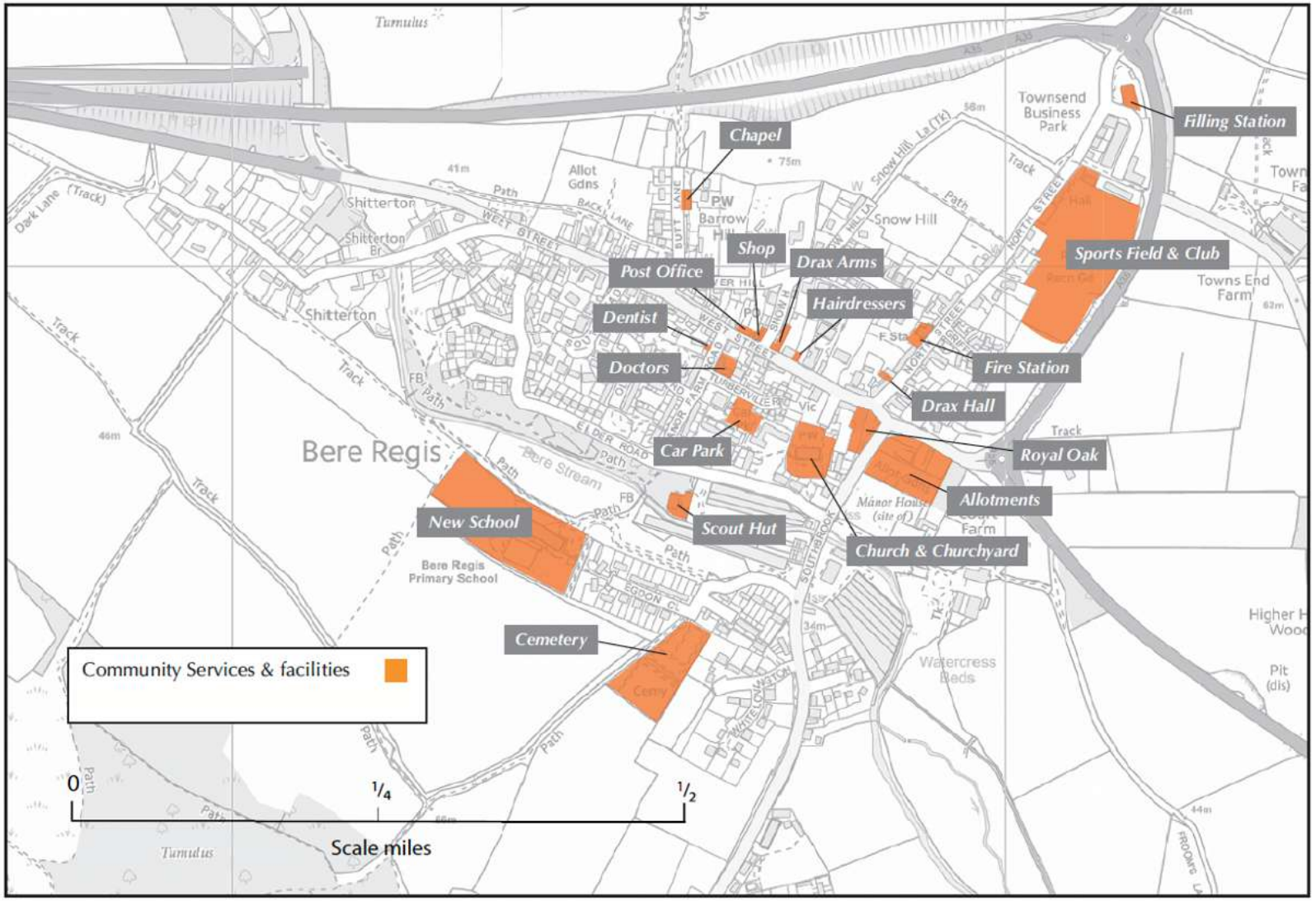
5.15 The retail units at Shell Garage and the village store are considered to constitute appropriate out of centre retail uses. However, any proposals for additional retail use must first look to the village centre. If the development proposed is over 200sqm then a retail impact assessment must be provided, in accordance with Part e of PLP Policy EE3.

Policy BR4: Facilities and Services

For the purposes of Policy EE3 and Policy I7 of the Purbeck Local Plan, the following assets (also see Map 4) are identified as valuable services to the community. This list is not exhaustive.

- Post Office
- Village Shop
- Hairdresser
- Royal Oak Public House
- Drax Arms Public House
- Doctors (Bere Regis Surgery)
- Dentist (Bere Regis Dental Practise)
- Scout Hut
- Cemetary
- Car Park
- Church
- Chapel
- Fire Station
- Sports Field and Club
- Filling Station
- Allotments
- Drax Hall

Map 4: Community Facilities



Community Hall

5.16 The Parish Plan (2007) identified limitations with existing meeting places in the parish, and recommended provision of a new community meeting space. A working party, commissioned by BRPC, has confirmed that the Drax Hall is no longer fit for purpose. The Drax Hall has no parking facilities and is on two levels with difficult access to the first floor. The building suffers from damp, inadequate kitchen facilities, poor heating, and restricted space around the stage. There are also concerns about the cost of ongoing repairs and maintenance. With a growing and ageing population, the Drax Hall will increasingly fail to meet the needs of users.

5.17 BRPC strongly supports the development of a community hall, subject to identifying an appropriate site, as recommended by the working party. It is preferred that this is within a central location within the village. The selected site should allow the provision of on-site parking; adequate meeting rooms to meet demand, plus modern facilities to meet local and regional needs.

Tourism

5.18 The village of Bere Regis lies on the main holiday route between London and the south coast so, unsurprisingly, tourism is an important part of the local economy. Visitors enjoy local attractions such as the mediaeval church and Black Hill SSSI, while tourists make use of local camping sites, caravan parks and guest houses. The close proximity of larger regional attractions such as the Jurassic Coast, Monkey World, Lulworth Castle and the Tank Museum also encourage visitors to the village. Our public houses and shops benefit from the holiday trade. Consequently, this Neighbourhood Plan Review actively encourages the provision of additional holiday facilities, including accommodation facilities where this complies with other policies in the development plan.

Local Green Spaces

5.19 Locally important areas of open green space were identified in the made Neighbourhood Plan as areas of Local Green Space. This was to protect and enhance existing green infrastructure in the area and the riverine environment to ensure that it maximises its benefit to the environment and people of the parish. This Neighbourhood Plan Review redesignates these sites to ensure that they continue to enjoy the appropriate protections.

5.20 The National Planning Policy Framework states that development on Local Green Spaces should not normally be approved if it would harm their reason for designation. Future development will not normally be permitted on such areas, except small-scale facilities for sport, leisure and assembly, where such facilities cannot be provided elsewhere, and there is a proven need for such facilities in the area.

5.21 The NPPF states that, for land to be designated as Local Green Space, it must meet a number of specific criteria and must be capable of enduring beyond the plan period. As such, given the sites have already been deemed acceptable for the designation as part of the original Neighbourhood Plan, they are already suitable however updates have been made to the evidence base where relevant to confirm this.

5.22 Areas of existing and proposed open space are listed at Appendix 1 together with justification for them being considered as Local Green Space.

Policy BR5: Local Green Space

The following sites, as shown on Map 5, are designated as Local Green Space, where development that might harm their reason for designation will not be allowed except in very special circumstances:

1 – The Recreation Ground and Sports Field;
2 – Green Space around the Church;
3 – The Play Park;
4 – "Podgers" and West Street green space;
5 – Souls Moor SNCI and village nature reserve;
6 – Bitchams Mead green space and nature reserve;
7 – Elder Road extension; and
8 – Elder Road Green Space.

Map 5: Local Green Spaces



Part 6: Monitoring



6.1 The ultimate purpose of the Neighbourhood Plan is to ensure that future development in Bere Regis is not only sustainable but also contributes positively to the delivery of the vision set out at the start of this Plan. It is, therefore, important that the Neighbourhood Plan policies remain efficient and effective. This is the role of Dorset Council as the decision maker responsible for evaluating planning applications. However, the Parish Council expects to contribute to that process by working in partnership with key stakeholders to ensure that any significant development proposals that come forward are consistent with the Neighbourhood Plan.

6.2 Whilst some policies may have a single outcome, specific to particular development site proposals, other policies might have more than one possible outcome. This could make monitoring too complex for it to have any real value.

6.3 At the early stages of this Neighbourhood Plan Review, a Baseline Report was prepared to consider a range of issues, including assessing the overall performance of the original Neighbourhood Plan by considering planning applications in the Parish between June 2019 and November 2024. This included an assessment of the performance of Neighbourhood Plan policies (SE6).

6.4 The submission of planning applications for three of the five allocated sites provides strong evidence that these sites are both suitable and viable for development. This level of progress suggests that housing delivery in Bere Regis is on track, with a significant proportion of allocated sites likely to be delivered in the near future.

6.5 The Parish Council will continue to monitor progress on these applications, as well as the remaining allocated sites, to ensure that the Neighbourhood Plan continues to facilitate sustainable growth and meets local housing needs in full.

6.6 Bere Regis Parish Council commends this plan to all residents of the parish. Through it, and on behalf of everyone who has taken many opportunities to comment and contribute, we hope that we are presenting a plan for constructive change to meet the needs of current and future residents, whilst protecting and enhancing those well-loved features that contribute to the essence and character of our beautiful village and parish.

Appendix 1 – Local Green Spaces Information

Area 1. The Recreation Ground and Sports Field. This provides the main recreational facility for the village and is home to the local football and cricket teams. Both are well supported locally and, when not in use for matches, the area is used for village events. The Recreation Ground is protected by means of Queen Elizabeth 2nd 'status', as well as further protection through 'Fields in Trust'.

Area 2. Green space near church. As well as providing a green area amongst the built environment, this site prevents any further encroachment of development around the medieval St John's Church – a site of historic interest.

Area 3. The Play Park. Again, providing an open area amongst the built environment, this site is well used, not only by local children but also those from the surrounding villages. Although the original wooden play equipment has now been largely removed due to deterioration, the Parish Council has recently established a working group to raise funds for replacement equipment. The site remains highly valued by the community as an informal recreation and gathering space, complementing the rural aspect of the nearby Elder Road Green Space.

Area 4. 'Podgers' and West Street green space. A small area of green space at the Western end of West Street at the junction with the hamlet of Shitterton, providing a visual break between these two communities. Podgers represents a site of significant historical interest as it is home to the stillfunctioning village pump which, in days gone by, was used for filling steam engines.

Area 5. Souls Moor SNCI and village nature reserve. An unspoilt water meadow rich in wildlife close to the heart of the community, designated common land. The nature reserve contains a wealth of flora and fauna and is managed by volunteers of the Bere Regis Wildlife Group. One of the finest chalk streams in the south of England flows through the site, contributing to its ecological significance.

Area 6. Bitchams Mead green space. An area of green space on the northern bank of the Bere Stream, which features a rich diversity of wildlife and streamside features, as well as the footpath linking Shitterton with the village centre. The

area is well used by residents and forms part of a DDA compliant, circular route around the SNCI and Local Nature Reserve enabling villagers of all ages and abilities access to this important green space.

Area 7. Elder Road extension. Close to the village centre, mainly in flood plain, this small piece of woodland has the potential to complete the streamside nature reserve and link the Bitchams Mead and the Elder Road local green spaces. Currently in private ownership, should the site become available, we would wish to integrate it with the SNCI and Local Nature Reserve and provide a continuation of the circular walk.

Area 8. Elder Rd green space. This area is a local nature reserve. The area consists of some youth recreational facilities, together with the Scout Hut. To the south is an area of SNCI and grazed common land. The site is extremely well used by villagers and is rich in ecological interest. The nature reserve contains a wealth of flora and fauna and is managed by volunteers of the Bere Regis Wildlife Group. One of the finest chalk streams in the south of England flows through the site.